

Berkeley Crescent, Uphill, Weston-Super-Mare, Somerset.

BS23 4XZ

Offers in Region of £470,000 Freehold

FOR SALE



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01934 314242  
01275 404601  
01278 557700  
[sales@housefox.co.uk](mailto:sales@housefox.co.uk)



## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS....\*\*\*WOW WHAT A PRICE, SELLER HAS FOUND, BE QUICK TO VIEW \*\*\*...this stunning 1930's semi-detached house, situated in the highly sought-after village of Uphill, offering a quintessential coastal lifestyle within walking distance of the beach, local public houses, shops, and schools.

Nestled against the backdrop of the golf course, this charming home boasts open views and serene surroundings.

Step inside to discover four bedrooms, providing ample accommodation for the entire family. The lounge exudes warmth and character, offering a cosy retreat for relaxation.

The heart of the home lies within the contemporary kitchen/diner, complete with bi-fold doors that seamlessly connect indoor and outdoor living spaces, perfect for entertaining guests or enjoying al fresco dining in the private garden.

A dedicated study provides a tranquil workspace, ideal for remote work or study sessions. A utility room offers added convenience, while a cloakroom ensures practicality on the ground floor.

Upstairs, indulge in luxury within the shower room and bathroom, offering modern fixtures and finishes for a touch of elegance. The main bedroom boasts a private balcony overlooking the golf course, providing a tranquil spot to unwind and soak in the views.

Outside, the property features a well-maintained garden, offering a peaceful retreat for outdoor activities and relaxation. Off-street parking adds to the convenience of this exceptional home.

Experience coastal living at its finest in this superb property, where every day feels like a vacation. Don't miss the opportunity to make this your dream home in Uphill.

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Semi detached house
- Views over the golf course to the rear
- 4 bedrooms
- Fantastic kitchen/diner with bi-fold doors
- Off street parking
- Bathroom, shower room and cloakroom
- Highly sought after location
- Lovely garden backing on to the golf course
- EPC-D



## ROOM DESCRIPTIONS

### Main front door to the hallway:

### Hallway:

Stairs to the first floor, radiator, double glazed window

### Living room:

4.66m x 3.61m (15' 3" x 11' 10") Feature double glazed bay window, feature central fireplace, radiator

### Kitchen/diner:

6.18m x 4.48m (20' 3" x 14' 8") Belfast sink unit, a range of floor and wall units, feature radiator, double glazed window, feature fire surround, wall light points, spotlights, bi-fold doors to the garden

### Utility room:

2.10m x 1.99m (6' 11" x 6' 6") Plumbing for washing machine, space for tumble dryer, doors to the cloakroom, study and outside

### Cloakroom:

Low level WC, wash hand basin, double glazed window, feature radiator, wall mounted cupboard

### Study:

2.45m x 2.11m (8' 0" x 6' 11") Feature radiator, wall light points, sliding door to the garden

### First floor landing:

Split level landing

### Bedroom 1:

4.54m x 2.93m (14' 11" x 9' 7") Built in wardrobes, feature fire surround, radiator, double glazed window with views over the golf course, double glazed door to the balcony

### Balcony:

4.67m x 1.08m (15' 4" x 3' 7") Over looking the rear garden and views towards the golf course

### Bedroom 2:

4.64m x 3.63m (15' 3" x 11' 11") Radiator, feature double glazed bay window

### Bedroom 3:

3.48m x 2.71m (11' 5" x 8' 11") Radiator, double glazed window with views towards the golf course, door to the balcony

### Bedroom 4:

3.38m x 2.11m (11' 1" x 6' 11") Double glazed window with views towards the golf course, radiator

### Bathroom:

Bath with shower over, shower screen, low level WC, wash hand basin, feature radiator/towel rail, double glazed window

### Shower room:

Shower cubicle, low level WC, double glazed window, heated towel rail

### Parking:

Driveway providing parking for 2 vehicles

### Rear garden:

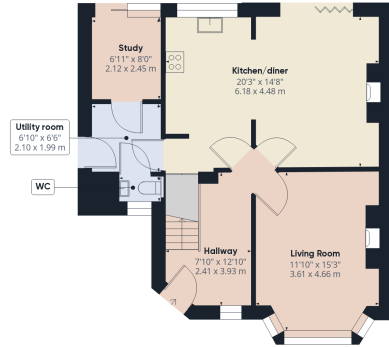
Patio area, circular grass area, shingled area, backing onto the golf course, so you have a lovely open feel.







# FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

1350.61 ft<sup>2</sup>  
125.48 m<sup>2</sup>

Reduced headroom

12.24 ft<sup>2</sup>  
1.14 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(Below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

